

TO: CITY MANAGER

1998 December 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 79/97**
Two New Office Buildings, 5 Storeys and 6 Storeys,
with underground parking
(X REF Rezoning Reference # 78/97)

ADDRESS: 4231, 4261 & 4333 STILL CREEK DRIVE (See Attached Sketches 1 & 2)

LEGAL: LOTS M, N & O, D.L. 69 & 70, GROUP 1, NWD PLAN 71013

FROM: CD Comprehensive Development District (based on M5 Light Industrial District Guidelines)

TO: CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Park Community Plan and in accordance with the development plan entitled "Willingdon Park by Slough Estates, Building 1506, Still Creek Drive, Burnaby, B.C." prepared by Cohos Evamy Interplan)

APPLICANT: COHOS EVAMY INTERPLAN
300-131 WATER STREET
VANCOUVER, B.C., V6B 4M3
(ATTENTION: JOHN SCOTT)

PURPOSE: To seek Council authority to forward this application to a Public Hearing on 1999 January 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 January 11, and to a Public Hearing on 1999 January 26 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services.

All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The consolidation of the net project site into one legal parcel.
- e) The granting of any necessary easements and covenants.
- f) The retention of the public pedestrian walkway access easement to the pedestrian trail adjacent to the south side of Still Creek.
- g) The granting of a section 219 Covenant to protect vegetation and habitat in the riparian leave area along Still Creek on the north side of the site as required by the Ministry of Environment Land and Parks (MoELP). The submission of a written undertaking to ensure that all site areas identified for preservation of existing trees and vegetation are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees and vegetation, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- h) The approval of the Ministry of Transportation and Highways to the rezoning application.
- i) The Deposit of the applicable GVS & DD sewerage charge.
- j) The provision of facilities for cyclists in accordance with Section 4.3 of this report.
- k) The submission of a suitable engineered design for an approved on-site sediment control program.
- l) The submission of a Site Profile and resolution of any arising requirements.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw is to permit two-phased development of a six-storey office building and a five-storey office building, both with underground parking.

2.0 BACKGROUND

- 2.1 The site lies within the Willingdon Business Park area and was previously rezoned for Comprehensive Development under the M5 Light Industrial District guidelines. To date, several buildings within the park have been completed or are under construction, including the McDonald's office, one building immediately to the east of the subject site and four buildings at the western end of the office park. During the process of rezoning for each of these buildings the need to revise the Willingdon Park Community Plan to reflect the changing needs and conditions of the new owners and tenants became apparent. Subsequently through Rezoning Reference #40/91, working closely with staff, a revised Willingdon Park Community Plan was developed and adopted in 1995 August. The intent of the revised Plan is to provide a clear, comprehensive guide to future development and circulation within the context of overall patterns of growth in Burnaby.
- 2.2 Under the Willingdon Park Community Plan, this site comprises Lots "M", "N" and "O". This rezoning was originally intended to cover only Lot "M" and the westerly portion of Lot "N", with Rezoning Reference #78/97 intended to cover the easterly portion of Lot "N" and Lot "O". Subsequently, the applicant had withdrawn the application for Rezoning Reference #78/97 and had amended the application for Rezoning Reference #79/97 to include all three lots in order to accommodate two office buildings to be constructed in two phases on the three lots which are to be consolidated into one lot.
- 2.3 Council on 1996 September 23 received the report of the Planning & Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 Development Plan

The development proposed provides for a two phase development with an initial Phase I six storey terraced office building of approximately 237,200 sq.ft./22,035 m² over one level of underground parking on the westerly portion of the site. Phase II, to follow at an undetermined date, calls for an approximately 70,000 sq.ft./6,503 m² five storey terraced office building over one level of underground parking on the easterly portion of the site. Both phases will also incorporate surface parking which will be well screened by a landscape buffer. Appropriate signage would be established through a Comprehensive Sign Plan. Any skysign proposal would require a further rezoning application.

3.2 Relationship to Revised Willingdon Park Community Plan

The proposed development conforms to the revised Willingdon Park Community Plan. The revised development guidelines for the three central lots north of Still Creek Drive, Lots "M", "N" and "O", show two terraced buildings with heights of up to 6 storeys. Density for the subject site for the proposed development is 1.22. The Community Plan notes that density could have been increased up to 1.3 given that the maximum aggregate density for Willingdon Park, including the subject site, does not exceed 1.0 Floor Area Ratio (FAR) and that special design considerations will be respected to ensure that building height, massing and articulation, finishing and site development are not compromised. Building coverage as proposed would be 27%, well within the maximum of 50% permitted in the Community Plan. The design, as submitted, proposes a high quality office building with a combination of underground and surface parking conforming to the Community Plan.

3.3 Servicing Requirements

The City Engineer will assess the need for any further services to the site. The GVS & DD Sewerage Charge (Vancouver District) of \$0.443 per sq.ft. is applicable to this development.

3.4 Site Access

All vehicular access to the site will be from Still Creek Drive. In anticipation of the requirement for the subject rezoning to be approved by MOTM, the applicant has approached the Ministry in order to discuss the rezoning from the perspective of MOTM and address any possible issues early in the rezoning process. As a result of these discussions MOTM has corresponded with the Planning Department notifying that the Ministry would not be prepared to approve the rezoning without improvements to the access to Still Creek Drive from Willingdon Avenue.

The Ministry has notified the Planning Department that the improvements likely to be required include removal of left turn movements from the intersection of Willingdon Avenue and Still Creek Drive and/or the construction of the Still Creek connector road under the existing Willingdon Avenue underpass utilized by CN Railroad to the north of the subject site. The exact requirements are to be determined in a traffic study to be completed by the applicant and are subject to approval by MOTM.

Completion of the Still Creek connector road via an existing underpass corridor beneath Willingdon Avenue is part of a long standing plan of the City, and funds have been provided in the approved Capital Program to accomplish this. As property acquisition is involved, it has not yet been possible to advance to detailed design and construction but staff are pursuing these efforts on a priority basis in order to enhance access to the area and overcome the Ministry's concerns.

3.5 Environmental Concerns

An Environmental Site Profile for the subject site has been submitted and reviewed by the Engineering Department, Environmental Services Division. The Environmental Services Division did not have any concerns regarding contamination at this site and, therefore, no further action is required in terms of site contamination.

As part of the overall development of the Willingdon Park Community Plan area, a review of the existing and future proposed development immediately adjacent to Still Creek by MoELP has occurred. An initial letter from MoELP outlining requirements for development on the subject site in relation to setbacks/riparian leave areas and mitigation requirements was received by the Planning Department on 1998 July 27. Since this time the applicant and the GVRD have been discussing final requirements related to access to Still Creek with MoELP and are expected to finalize this issue shortly. Agreement has been reached between the applicant and MoELP on the size of riparian leave areas to be protected by a Section 219 Covenant, compensatory planting in the riparian leave area allowing the Planning Department to continue processing the subject rezoning application.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross and Net Site Area	-	23,445 m ² (252,373 sq.ft.)
Site Coverage:		
Phase I (westerly portion)	-	26%
Phase II (easterly portion)	-	27%
Total Combined	-	27%

4.2 Floor Area

Gross Floor Area

Phase I	-	22,036 m ² (237,200 sq.ft.)
Phase II	-	<u>6,503 m² (70,000 sq.ft.)</u>
Total Combined	-	28,539 m ² (307,200 sq.ft.)

Floor Area Ratio

Phase I	-	1.28
Phase II	-	1.04
Total Combined	-	1.22

Height

- Phase I - 23m (76 ft.) - Six storeys above one level underground parking
- Phase II - 19m (63 ft.) - Five storeys above one level underground parking

4.3 Parking

Automobile Parking

- Phase I:
 - Required - 479 stalls (237,200 sq.ft./495.16)
 - Provided - 688 stalls (202 surface stalls and 486 underground stalls, 71% underground)
- Phase II:
 - Required - 142 stalls (70,000 sq.ft./495.16)
 - Provided - 212 stalls (71 surface stalls and 141 underground stalls, 67% underground)

Loading

- Phase I - 4 loading bays provided
- Phase II - 3 loading bays provided

Bicycle Parking and End Of Trip Facilities

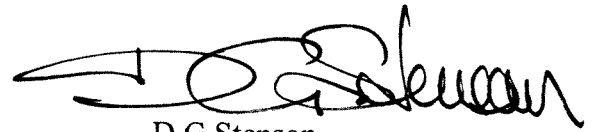
- Phase I:
 - Required - 48 stalls (10% of 479 required automobile stalls),
 - Provided - 60 employee & visitor stalls
Other facilities include showers, water closets, wash basins and clothing lockers
- Phase II:
 - Required - 15 stalls (10% of 142 required automobile stalls)
 - Provided - 21 employee & visitor stalls
Other facilities include showers, water closets, wash basins and clothing lockers

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4.4 Exterior Materials and Finish

Phase I & II:

- Tinted glazing and concrete panels with aluminum trim



D.G Stenson
Director Planning and Building

PSF:gk

Attach

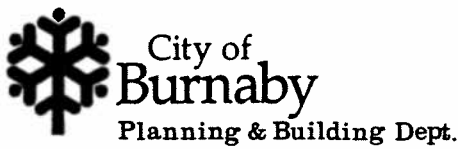
cc: City Clerk
Director Engineering
Director Parks, Recreation and Cultural Services



Date:
December 1998

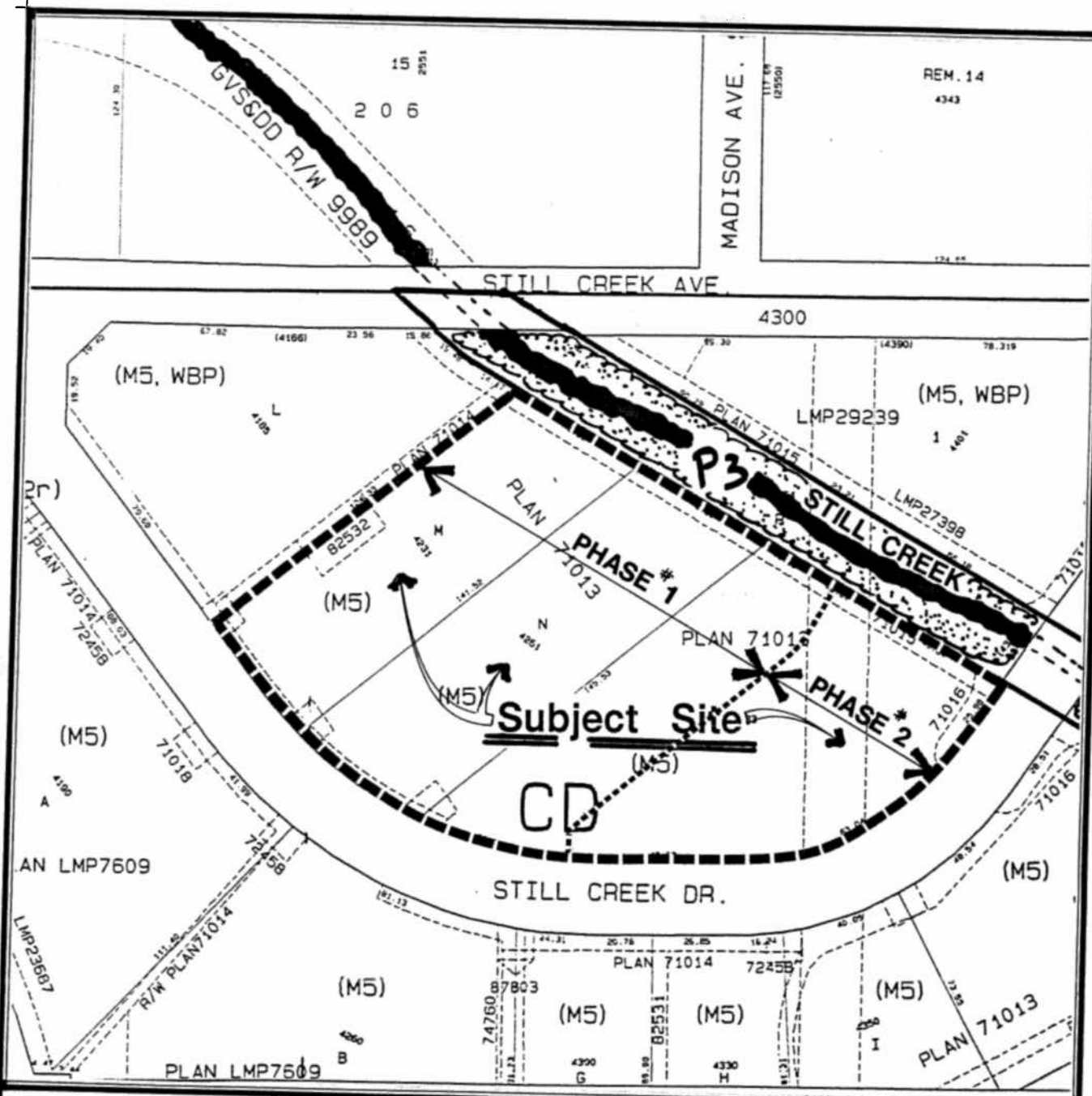
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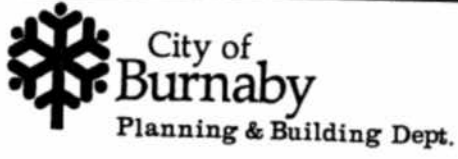
Sketch # 1



Date:
December 1998

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1:2000

Drawn By:
J.P.C.



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Sketch # Z

